



**CITY PLAN COMMISSION MEETING  
1<sup>ST</sup> FLOOR CITY COUNCIL CHAMBERS  
MAY 3, 2018  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:34 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner Bonart  
Commissioner P. Hernandez  
Commissioner Cummings  
Commissioner Livingston  
Commissioner Pickett  
Commissioner Uribe

**COMMISSIONERS ABSENT:**

Commissioner Muñoz  
Commissioner S. Hernandez

**AGENDA**

Commissioner Pickett read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

**\*ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner Bonart, P. Hernandez, Cummings, Livingston, Pickett, and Uribe

**NAYS:** N/A

**ABSTAIN:** N/A

**ABSENT:** Commissioner Muñoz, and S. Hernandez

**NOT PRESENT FOR THE VOTE:** N/A

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**NO ACTION WAS TAKEN.**

II. **CONSENT AGENDA**

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. **REGULAR AGENDA - DISCUSSION AND ACTION:**

**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Preliminary:**

1. **SUSU18-00022:** Peyton Estates Unit Six – a portion of C.D. Stewart Survey No. 318, El Paso County, Texas  
Location: South of Eastlake & East of I-10  
Existing Zoning: ETJ (Extraterritorial Jurisdiction)  
Property Owners: Hunt Peyton Estates, LLC  
State of Texas  
Representative: CEA Group  
District: N/A  
Staff Contact: Rocio Alvarado, (915) 212-1612, [alvaradorp@elpasotexas.gov](mailto:alvaradorp@elpasotexas.gov)

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 45.036 acres of vacant land for 195 residential lots, one park, one commercial lot and one drainage pond within the City's Extraterritorial Jurisdiction. Access to the subdivision is proposed from Rojas Drive and Peyton Drive. This development is vested and is being reviewed under the former subdivision code. Staff recommends approval of Peyton Estates Unit Six subject to the following conditions: *That all parkways at the rear of double frontage lots be landscaped to provide a visual and physical separation between the development and the street and that the applicant shall submit a revised variance request to El Paso County to allow 68' ROWs and receive approval of the request prior to the recording of the final plat.*

Jorge Grajeda with CEA Group concurred with staff's comments.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU18-00022 WITH CONDITIONS STATED ON THE STAFF REPORT.**

Motion passed.

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2. **SUSU18-00026:** Lincoln PK-8 Subdivision - All of Tracts 11, 12A & 13B, Block 5, Upper Valley Grant Surveys, City of El Paso, El Paso County, Texas
- Location: South of Redd Road and West of Doniphan  
Existing Zoning: R-1 (Residential) and R-2 (Residential)  
Property Owner: El Paso Independent School District  
Representative: Brock & Bustillos, Inc.  
District: 1  
Staff Contact: Jovani Francia, (915)212-1613, [franciajx@elpasotexas.gov](mailto:franciajx@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion was made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR SUSU18-00026 AND SUSU18-00025 TOGETHER.**

Motion passed.

Jovani Francia, Planner, gave a presentation and noted that the applicant proposes to subdivide 62.6512 acres of land into two school lots, as part of a phased development. The phasing plan consists of two phases: Phase one is scheduled to commence in June of 2018 and Phase two is scheduled to commence in June of 2021. Primary access to the subdivision is proposed from Lindbergh Avenue, Mulberry Avenue, and Warriors Drive. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Lincoln PK-8 Subdivision on a major preliminary basis subject to the following condition: *That the applicant change the split zone of R-1 (Residential) and R-2 (Residential) on Lot 2 within Phase Two by rezoning to one zoning district before the recording of the Phase Two final plat.*

Joaquin Rodriguez, with EPISD, concurred with staff's comments.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Cummings, and unanimously carried to **APPROVE SUSU18-00026 WITH CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

3. **SUSU18-00028:** Johnson PK-8 Subdivision - All of Tracts 4E and 4H, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas
- Location: South of Mesa & East of Mesa Hills  
Existing Zoning: R-3 (Residential)  
Property Owner: El Paso Independent School District  
Representative: Brock & Bustillos, Inc.  
District: 8  
Staff Contact: Jim Henry, (915) 212-1608, [henryjj@elpasotexas.gov](mailto:henryjj@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion was made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR SUSU18-00028 AND SUSU18-00027 TOGETHER.**

Motion passed.

Jim Henry, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 42.0576 acres of land into two lots, as part of a phased development. The phasing plan consists of two phases: phase one is scheduled to commence in June of 2018 and phase two is scheduled to commence in June of 2021. Access to the proposed subdivision will be provided via Mesa, Mesa Hills, Confetti, and Cabaret. This subdivision is being reviewed under

the current subdivision code. Staff recommends approval of Johnson PK-8 Subdivision on a major preliminary subdivision basis.

Joaquin Rodriguez, with EPISD, concurred with staff's comments.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU18-00028 AND SUSU18-00027.**

Motion passed.

**Major Final:**

4. **SUSU18-00025:** Lincoln PK-8 Phase One Subdivision – All of Tract 13B and a Portion of Tracts 11 & 12A, Block 5, Upper Valley Grant Surveys, City of El Paso, El Paso County, Texas
- Location: South of Redd Road and West of Doniphan
- Existing Zoning: R-2 (Residential)
- Property Owners: El Paso Independent School District
- Representative: Brock & Bustillos, Inc.
- District: 1
- Staff Contact: Jovani Francia, (915)212-1613, [franciajx@elpasotexas.gov](mailto:franciajx@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion was made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR SUSU18-00026 AND SUSU18-00025 TOGETHER.**

Motion passed.

Jovani Francia, Planner, gave a presentation and noted that the applicant proposes to subdivide 37.1722 acres of land into one school lot as part of Phase one of the Lincoln PK-8 Subdivision. Primary access to the subdivision is proposed from Mulberry Avenue and Warriors Drive. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of Lincoln PK-8 Phase One Subdivision on a major final basis.

Joaquin Rodriguez, with EPISD, concurred with staff's comments.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Cummings, and unanimously carried to **APPROVE SUSU18-00025.**

Motion passed.

5. **SUSU18-00027:** Johnson PK-8 Phase One Subdivision- A portion of Tract 4E, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas
- Location: South of Mesa & East of Mesa Hills
- Existing Zoning: R-3 (Residential)
- Property Owner: El Paso Independent School District
- Representative: Brock & Bustillos, Inc.
- District: 8
- Staff Contact: Jim Henry, (915) 212-1608, [henryjj@elpasotexas.gov](mailto:henryjj@elpasotexas.gov)

**1<sup>ST</sup> MOTION:**

**\*ACTION:** Motion was made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **HEAR SUSU18-00028 AND SUSU18-00027 TOGETHER.**

Motion passed.

Jim Henry, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 23.0056 acres of land into one lot as part of phase one of the Johnson PK-8 Subdivision. Primary access to the proposed subdivision will be provided via Cabaret. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of the Johnson PK- 8 subdivision on a major final basis.

Joaquin Rodriguez, with EPISD, concurred with staff's comments.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU18-00028 AND SUSU18-00027.**

Motion passed.

**Major Combination:**

6.      **SUSU18-00023:**      Tres Suenos Unit Nineteen – A portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location:              North of Montana and East of Joe Battle
- Existing Zoning:      PR-1 (Planned Residential District 1)
- Property Owner:      G. Bowling Enterprises, LLC
- Representative:      CEA Group
- District:                5
- Staff Contact:        Vanessa Munoz, (915) 212-1644, [munozevx@elpasotexas.gov](mailto:munozevx@elpasotexas.gov)

Vanessa Muñoz, Planner, gave a presentation and noted that this case was approved by the City Plan Commission on a preliminary basis on November 16, 2017 but is being resubmitted as a major combination, since the applicant is proposing six additional single-family residential lots. This change is considered a major modification pursuant to Section 19.08.060. The applicant proposes to subdivide 20.63 acres of land into 102 single-family residential lots and one 1.48 acre stormwater pond. The proposed subdivision lies within and complies with the Tres Sueños Land Study, which was approved on March 22, 2006. Access to the proposed subdivision will be provided via Eastbrook Drive and Mark Avizo Street. Staff recommends approval of Tres Sueños Unit Nineteen on a major combination basis subject to the following condition: *That the City Plan Commission require the applicant to landscape the rear of all double frontage lots for Blocks 57, 62, and 63.*

Jorge Grajeda with CEA Group concurred with staff's comments.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner P. Hernandez, and unanimously carried to **APPROVE SUSU18-00023 WITH THE CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

7. **SUSU18-00029:** Emerald Estates Unit Four – A portion of C.D. Stewart Survey No. 320, El Paso County, Texas  
Location: North of Horizon & East of I-10  
Existing Zoning: ETJ (Extraterritorial Jurisdiction)  
Property Owner: Hunt Emeralds, LLC  
Representative: TRE & Associates LLC  
District: N/A  
Staff Contact: Rocio Alvarado, (915) 212-1612, [alvaradorp@elpasotexas.gov](mailto:alvaradorp@elpasotexas.gov)

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 29.348 acres of vacant land for 77 residential lots and one drainage pond within the City's Extraterritorial Jurisdiction. Access to the subdivision is proposed from Emerald Terrace and Jeff Winton Drive. This development is vested and is being reviewed under the former subdivision code. Staff recommends approval of Emerald Estates Unit Four on a major combination basis.

Alex Valenzuela with TRE & Associates LLC concurred with staff's comments.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU18-00029**.

Motion passed.

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**PUBLIC HEARING Rezoning Applications:**

8. **PZRZ18-00004:** A portion of Tract 7, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas  
Location: 661 Lomaland Drive  
Existing Zoning: R-F (Ranch and Farm)  
Request: Rezone from R-F (Ranch and Farm) to A-1 (Apartment)  
Existing Use: Church  
Proposed Use: Apartment complex and church  
Property Owner: Faith Presbyterian Church  
Representative: CAD Consulting Co.  
District: 7  
Staff Contact: Andrew Salloum, (915) 212-1603, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Senior Planner, gave a presentation and noted that the applicant is requesting to rezone from R-F (Ranch and Farm) to A-1 (Apartment) to allow for an apartment complex. The detailed site plan shows a new proposed 20 unit apartment, an open space including landscape areas. The detailed site plan also shows an existing church building that will remain as is. Access to the subject property is provided from Lomaland Drive. Staff received two letters via email in opposition to the rezoning request. The reason for the opposition is insufficient road infrastructure, increase in traffic, and property values becoming unstable. Staff recommends approval of the rezoning request.

Carlos Jimenez with CAD Consulting concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZRZ18-00004**.

Motion passed.

**PUBLIC HEARING Detailed Site Development Plan Applications:**

9. **PZDS18-00003:** A portion of Lot 11, Block 5, Hueco View Acres, City of El Paso, El Paso County, Texas  
Location: 3300 George Dieter, District 5  
Existing Zoning: C-1/SC (Commercial/Special Contract)  
Request: Detailed Site Development Plan Review per Ordinance No. 9146  
Existing Use: Vacant  
Proposed Use: Shopping Center, Community  
Property Owner: Olubunmi M. Oyebami  
Representative: Daniel Mendoza, CeDans Architect  
District: 5  
Staff Contact: Karina Brasgalla, (915) 212-1604, [brasgallakx@elpasotexas.gov](mailto:brasgallakx@elpasotexas.gov)

Karina Brasgalla, Planner, gave a presentation and noted that the request is for a detailed site development plan as required by Ordinance No. 9146, dated September 1, 1987. The present detailed site plan has been submitted to fulfill this condition. The detailed site development plan proposes a community shopping center on an approximately 25,662 square foot lot. The property is currently vacant. Access to the subject property is proposed from George Dieter Drive. There is a contract on the property that requires that a detailed site development plan be approved by the City Plan Commission and City Council. Staff recommends approval of the Detailed Site Development Plan.

Daniel Mendoza with CeDans Architects concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZDS18-00003.**

Motion passed.

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**PUBLIC HEARING Special Permit Applications:**

10. **PZST18-00003:** Lots 28, 29, and a portion of Lot 30, Block 121, Grandview Addition, City of El Paso, El Paso County, Texas  
Location: 4104 Tompkins Avenue  
Existing Zoning: C-2 (Commercial)  
Request: Special Permit to allow for a relocated billboard  
Existing Use: Vacant  
Proposed Use: Billboard sign  
Property Owner: Maria L. Holguin  
Representative: Armando Acosta  
District: 2  
Staff Contact: Andrew Salloum, (915) 212-1603, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**POSTPONED FROM APRIL 19, 2018**

Andrew Salloum, Senior Planner, gave a presentation and noted that the applicant is requesting a special permit to allow for a relocation of a billboard as required by El Paso City Code Section 20.18.270.B. The existing billboard will be relocated from 1101 N. Piedras Street to 4104 Tompkins Avenue (approximately 1.95 miles in distance). Staff did not receive any phone calls or letters in support or opposition to the special permit request. Staff recommends approval of the special permit and detailed site plan for a relocated billboard.



Yolanda Giner concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE PZST18-00003.**

Motion passed.

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**Other Business:**

11. Discussion and action on the City Plan Commission minutes for:  
April 19, 2018

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR APRIL 19, 2018.**

Motion passed.

12. Discussion and action on a request from the State of Texas to create Butterfield Trail Municipal Utility Districts 1 and 2  
Staff Contact: Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**POSTPONED FROM APRIL 19, 2018**

Nelson Ortiz, Lead Planner, gave a presentation and noted that the owners of the subject property have requested written consent from the City to create and include the subject property within the proposed Butterfield Trail Municipal Utility District No. 1 and 2. Butterfield Trail MUD No. 1 is approximately 668 acres, and No. 2 is approximately 591 acres. Once created, the MUDs will provide for the construction, acquisition, maintenance, and operation of a waterworks and sanitary sewer system, roads, drainage, firefighting and park facilities and services. As part of this request, they have also requested to coordinate with TxDOT in connection with the realignment of Loop 375 to trade a small portion of the tract to TxDOT in exchange for TxDOT transferring to own a smaller tract currently within the boundaries of the existing right-of-way for Loop 375. Staff recommends approval of the request with the conditions stated in the staff report.

Linda Troncoso, with TRE Associates, concurred with staff's comments.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE A REQUEST FROM THE STATE OF TEXAS TO CREATE BUTTERFIELD TRAIL MUNICIPAL UTILITY DISTRICTS 1 AND 2 WITH THE CONDITIONS STATED IN THE STAFF REPORT.**

Motion passed.



13. Discussion and action on an annexation agreement for property located East of John Hayes and South of Pebble Hills. (SUAX17-00003)  
Property Owner: El Paso County  
Representative: Conde, Inc.  
Staff Contact: Karina Brasgalla, (915) 212-1604, [brasgallakx@elpasotexas.gov](mailto:brasgallakx@elpasotexas.gov)

Karina Brasgalla, Planner, gave a presentation and noted that the applicant is requesting to annex land located within the City of El Paso's Extraterritorial Jurisdiction. The subject property is approximately 0.2203 acres in size and is located East of John Hayes and South of Pebble Hills. The annexation is being requested to accommodate roadway improvements to Montwood Drive. The subject property abuts the City limits and the annexation will provide continuity of Montwood Drive within the City limits and complete a major arterial as indicated on the City's Major Thoroughfare Plan (MTP). Staff recommends approval of the Annexation Agreement.

Conrad Conde, with Conde Inc., concurred with staff's comments.

**ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **APPROVE AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED EAST OF JOHN HAYES AND SOUTH OF PEBBLE HILLS (SUAX17-00003).**

Motion passed.

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**ADJOURNMENT:**

Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to adjourn this meeting at 2:23 p.m.

Approved as to form:

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Alex Hoffman, City Plan Commission Executive Secretary